

CITY COUNCIL REPORT

DATE: June 2, 2016

TO: Mayor and Council Members

FROM: Brad Hill, Utilities Director
Jim Davis, Utilities Plan Reviewer

CC: Josh Copley, Shane Dille, Barbara Goodrich, Leadership Team

SUBJECT: Duplex/Triplex Water Metering Requirements

At the City Council Work Session on the Cost of Housing in Flagstaff held on May 24, 2016, a question arose regarding why Utilities requires individual water meters at duplex and triplex types of developments.

DISCUSSION:

The Engineering Standard 13-09-003-0008 was modified in 2006 to require individual water meters at commercial, single family homes, townhouses, duplexes and triplexes. In addition, that section specifically permits “Master Metering” for condominium, apartment or trailer court developments where two or more building are located on the same parcel of land.

Most utilities (electric, gas, and water) require separate meters on similar types of developments. The general issue experienced is that when there is a single water meter at a duplex or a triplex, the owner or landlord does not want the utility account registered in their name so that they don’t assume the liability of that bill. With one meter, that then required one of the other two (or three) tenants to have the single utility account in their name, which meant they assumed full liability for the bill. If the utility bill went unpaid for whatever reason, City of Flagstaff Utilities would turn the water off due to non-payment resulting in all tenants not having water and not just the tenant who was responsible to pay the bill. Additionally, tenants could not determine their individual water use when determining how much of the water bill their responsibility was.

RECOMMENDATION / CONCLUSION:

This report is for information only.